

House Rules

1. Number of Adult Guests

The accurate number of guests must be declared at the time of inquiry or booking. Our maximum occupancy is **8 guests—no exceptions**.

 *Undisclosed additional guests will result in a \$100 fee per person.*

2. Visiting Guests

Drop-in or temporary guests (including those staying elsewhere) are welcome during the day but may **not remain on the property after dark** or use the watercraft.

3. Age Requirement

The primary guest and all members of the group must be **21 years or older**, excluding dependent children. Any exceptions must be approved in writing by the host.

4. Vehicles & Parking

✓ Parking is available for up to **3 vehicles**.

 **Street parking and trailers** (except boat trailers) are not allowed.

 Please note: *Trails End Road is private*. The posted public speed limit does not apply to our section.

 **10 MPH max** on our road — neighbors enforce this strictly!

5. Use of Watercraft

- All guests must follow the **Michigan Boating Laws & Responsibilities** (handbook provided in the home and available online).
 - **After use:** Please return all kayaks, paddleboards, and paddleboats to the storage rack or dock, and **cover them nightly** to protect from rain.
 - **Paddles/Oars** are located in the storage bench by the water. They come in two pieces—please assemble for use and disassemble when storing.
 - **Life vests** for your group are provided in the brown storage bench on the right side of the deck. Please wear them and store them after each use.
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6. Smoking

 Smoking is not permitted inside the house.

Please dispose of cigarette butts properly—not on the ground, in planters, or on the decks.

7. Quiet Hours



Quiet time is from 11:00 PM to 8:00 AM and is strictly enforced.



Parties and loud gatherings are prohibited.

A noise-monitoring device (Minut) is installed to help maintain peaceful surroundings.

8. Furniture & Linens

- Please keep patio cushions dry—store them in the deck box overnight or if rain is forecasted.
 - **White bath towels are for indoor use only.**
 - Beach towels (blue & white striped) are provided for outdoor activities.
 - If you use **artificial tanning products**, please bring your own linens to avoid extra cleaning charges for stained items.
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9. Windows

Some west-facing windows do not have screens and cannot be opened—thank you for your understanding.



10. Fireplace & Air Conditioning

- For optimal cooling, **please do not run the AC while windows are open.**
- **Do not use the fireplace and AC at the same time.**
- **Always turn off the fireplace overnight.**



Important:

Do not move the AC unit located in the loft area. It drains through the window and must stay positioned near the window at all times to function properly.

11. Additional Fees & Restrictions

- **Forgotten items** can be mailed back upon request for a flat \$25 shipping & handling fee.
- **Early check-in / late check-out is not permitted** due to insurance restrictions. Violations will incur a **\$300 fee**.
- Minimum-night stay requirements are firm—**no exceptions**.
- **Unauthorized Pet Fee** – \$300 per pet
- **Excessive Cleaning Fee** – \$100–\$300
(*For situations beyond normal use: stained linens, trash left throughout the home, excessive mess, etc.*)
- **Damaged or Missing Items Fee** – Priced as needed
- **Late Departure Fee** – \$50 per half-hour after checkout
- **Tampering with Noise/Smoke Devices** – \$200
- **Unapproved Event/Gathering Fee** – \$500
- **Stained/soiled - linens, towels, comforters or any other item** – price of replacement cost. Keep in mind some items are sold in packs only.

12. BBQ Grill Use

- Always turn off the grill after use.
 - Please **empty the grease trap daily** into the fire pit to avoid attracting animals.
 - Guests are responsible for cleaning the grill before departure—please **do not use kitchen scrubbers or towels** to clean it.
 - Cover the grill each night.
 - *The propane tank may need to be replaced during your stay; local gas stations are available for refills.*
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13. Security Cameras

 *For your safety and ours, we have security cameras monitoring the exterior of the property. There are no cameras inside the home.*

14. Pet Policy

 *Pets are allowed with prior approval and a \$250 pet fee. Please clean up after your pet and **do not allow them on furniture or beds. No pets allowed in the loft area.***

15. Trash & Recycling

 *Please place all trash in the outdoor bins provided.*

16. Septic System Care

 *Please do not flush anything other than toilet paper. No wipes, feminine products, or paper towels—this is a septic system and blockages can cause major issues.*

17. Fire Safety

 *Do not leave the fire pit, grill, or any open flame unattended. Please fully extinguish all fires before leaving or going to sleep.*

18. ❄️ Cold Season Notice (Oct 1–Spring)

Starting **October 1st**, all **watercraft (kayaks, paddleboards, paddleboats)**, **dock**, and **boatlift** will be **removed for winter storage** and unavailable until spring. Some **outdoor furniture cushions** will also be stored away due to high winds.